A Sampling of Industrial Land in Metro Edmonton

1984

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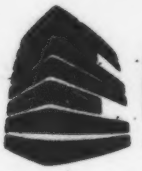

The Edmonton Economic Development Authority has been established to promote and develop the Edmonton economy. It is responsible to support the development of local industry as well as attract new economic growth. The Authority's goal is to achieve a diversified and stable economic base for Edmonton.

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Introduction

The purpose of this publication is to acquaint the reader with Metro Edmonton's industrial land development activities, opportunities, costs and conditions. The sampling of industrial land presented in this document reflects various industrial area characteristics and services available.

This publication contains descriptions of 66 industrial parks and planned industrial areas within Metro Edmonton. This listing is not inclusive of all industrial land in the region.

Reasonable care has been taken in the compilation of this publication. Upon examination of this document the reader will recognize the complexity of the subject area and the diversity of the publication's data sources. Changes in land availability and cost reflect market conditions and therefore should be verified with individual firms.

The Edmonton Economic Development Authority would be pleased to provide further details and information regarding the industrial land sampled in this publication.

Note: In this publication industrial land is measured in acres. The conversion factor to hectares is: 1 acre = .404 hectare.

General Overview

Edmonton, capital of the Province of Alberta, with a 1984 Metro population of over 740,000, is the largest metropolitan centre in the province, and fourth largest in Canada.

Metro Edmonton has experienced an average population growth of 3.2% per annum over the past five years.

In Western Canada, over $115 billion of industrial projects are either currently underway or are seriously being considered for construction prior to 1994. Of this total, over $62 billion (or 54.1%) is located in the Edmonton service area.

An Edmonton location offers a dynamic and diversified economic environment. Metro Edmonton manufacturing shipments have been growing at the rate of 12.6% per year; retail trade at 9.1% per year (five year average). In 1983, Metro Edmonton building permits exceeded $750 million. Over $8 billion in major identified construction projects are proposed or underway.

Metro Edmonton has approximately 14,000 acres of industrially zoned land. It is estimated that 3,300 acres of partly or fully serviced land is presently available on the market for development, lease or sale.

In addition to the land within the city there is approximately 16,000 acres of "General Industrial" and "Industrial Reserve" zoned land in the Edmonton region.

Sub-divided, serviced, industrial land in major parks and areas in Edmonton proper and the Edmonton region is available in a range from $35,000 to $300,000 per acre with exceptions at either end of the scale. Cost per acre depends very much on location, size of parcel and extent of services to be provided.

The sampling of industrial areas and parks reviewed in this publication represents choice industrial land with development potential in the Metro Edmonton area. The companies listed can be contacted at any time for further details not included with the condensed copy of this publication. The Edmonton Economic Development Authority will be pleased to assist you upon request.

Edmonton Proper

Development Controls

Prior to any site location decision being finalized, prospective new business interests should consult with the City of Edmonton Planning Department - Land Use Control Section. Provisions have been made to encourage the orderly and efficient use of the city's commercial and industrial land areas. The procedures involved are initiated by way of an application as required under various bylaws, statutes and regulations.

The Planning Department provides planning services to effectively promote, guide and control safe and orderly development in Edmonton. The department is anxious to assist individuals and companies should they require clarification or information regarding city development and growth plans.

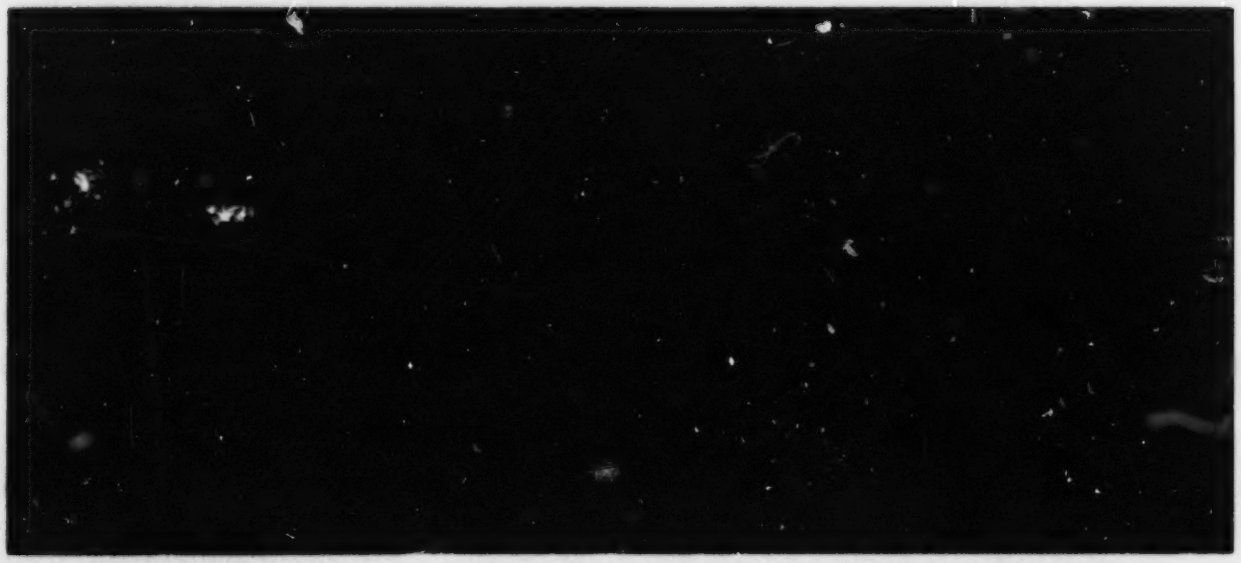
The suitability of a development to a particular site is enforced by the Land Use Control Section of the City's Planning Department. A preliminary check with this department will often result in the department assisting in the preparation of plans for a "Development Application". This is an important step as it will reduce development permit processing time. The minimum information to accompany a development permit application is as follows:

- Site development plan
- Floor plans, elevations and section of building
- Statement of uses
- Statement of ownership of land and interest of applicant
- Estimated commencement date
- Landscaping plans

The City of Edmonton requires compliance with the Alberta Uniform Building Standards Act (1981) and the regulations contained therein are based on the National Building Code of Canada 1980 Edition.

Control is exercised over particulars of design, building subtrade standards, safety, health, etc. This process includes plan checking as well as periodic inspection of construction or modifications of building and/or premises. Because of the technical nature of this aspect, prospects should either make certain that those acting on their behalf are familiar with these regulations or secure information from the Building Inspection Branch of the Bylaw Enforcement Department.

The Planning Department's Land Development Co-ordination Branch co-ordinates the city's industrial and residential servicing programs, and prepares any required "Development Agreements". This office provides a "one-stop" inquiry centre for questions pertaining to matters of availability, timing and costs of local improvements and development policies.



Edmonton's Imperial Oil Strathcona Refinery is one of numerous manufacturing plants located in over 60 industrial areas in the Edmonton region.

Edmonton Proper

Industrial Parks Information

Availability and Cost

New industrial parks and planned subdivisions are the prime sources in the city's "fully serviced" land sector.

Sub-divided industrial land in such parks and areas, within the city of Edmonton, is available in a price range from approximately $100,000 to $300,000 per acre. There are exceptions to this price range at either end of the scale. Cost per acre is very much subject to location, exposure, access, availability of services, and size of parcel. Generally speaking, it does not include the cost of services. These local improvement charges can either be prepaid or amortized over periods up to 25 years.

Size and Shape

The majority of industrial parks now offer a parcel choice from one acre and up. This concept permits consolidation of lots to meet industry's size and dimensional requirements. The system also avoids the lengthy process of sub-dividing.

Zoning

The City's industrial land use is governed by three distinct zoning districts. **IB** (Light), **IM** (Medium) and **IH** (Heavy). The fourth **AGI** district, is an industrial reserve district.

IB – Industrial Business District is a district permitting the development of light industrial uses as well as low intensity business and office parks such that no nuisance factor is evident and the development is compatible with any adjacent non-industrial district. Commercial and community service uses are discretionary.

IM –Medium Industrial District is a district permitting manufacturing processing, assembly, distribution and repair uses, which carry out a portion of operations outdoors or require storage areas outdoors.

IH – Heavy Industrial is a district permitting major impact industrial uses which may have detrimental effects on adjacent uses due to noise, odour, or fire hazards.

Easements

Requirements for easements can be in the following areas: pipelines, gas transmission lines, power transmission lines, rail right-of-ways, and city utilities in general. This subject has to be addressed with individual site and location considerations.

Topography and Drainage

The majority of Edmonton's industrial land is flat or slightly sloped by nature. Drainage is provided through the city's storm sewer system.

Soil Conditions

A typical geological formation in the Edmonton region can be described as:

- Topsoil – .15 to .35 metres (1/2 - 1 foot)
- Lake Edmonton Clay – From .35 to 6 metres (1 - 20 feet)
- A till which has a silty, sandy clay matrix – From 6 to 30 metres (20 - 100 feet)
- Saskatchewan Sand and Gravel – From 30 to 40 metres (100 - 130 feet)
- Bedrock – Beyond 40 metres (130 feet)

Site Preparation Costs

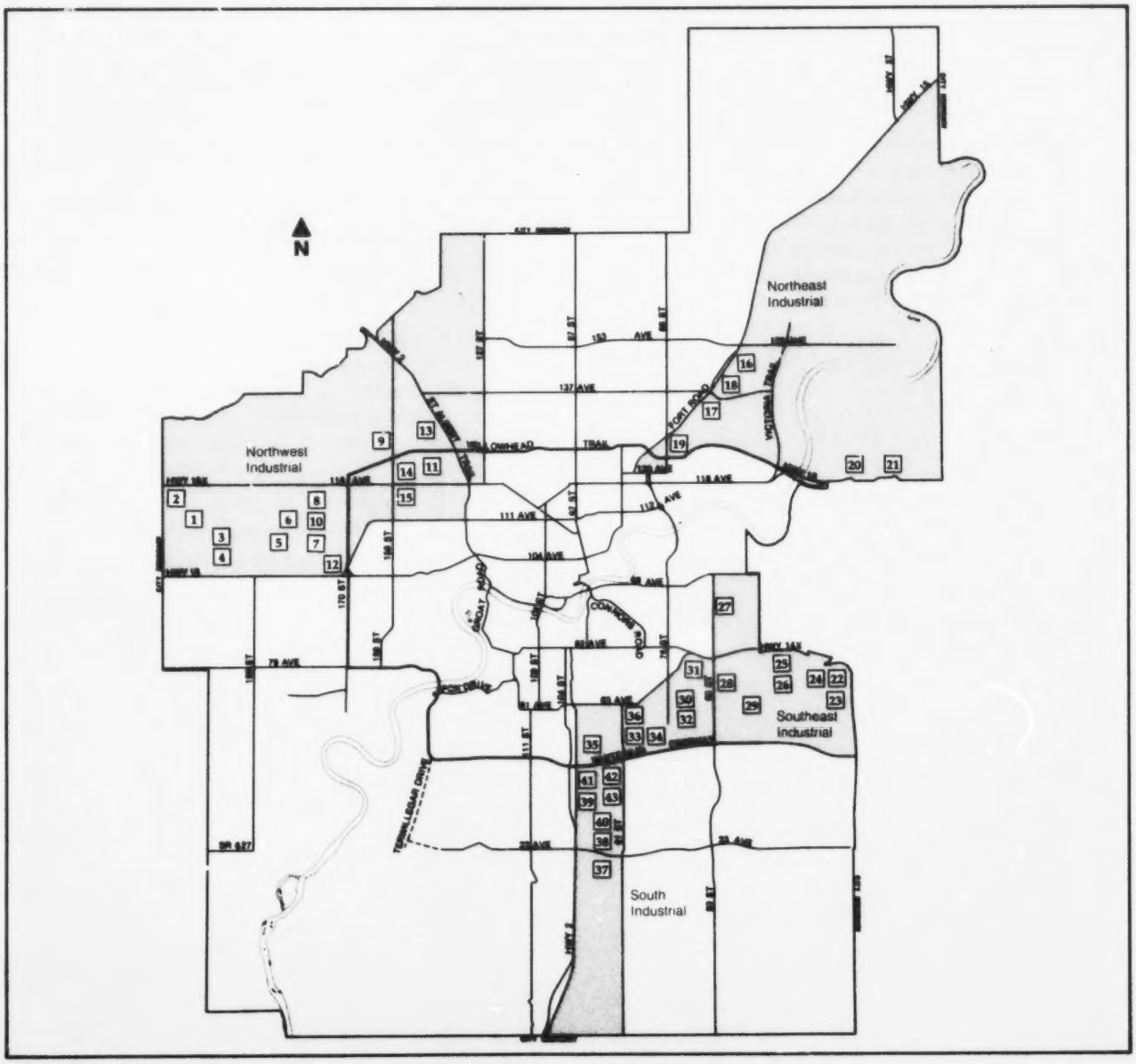
This cost item is termed by Edmonton's development sector as "minimal". In general, the flat or slightly sloped topography and favourable soil conditions appear to be the answer for this assessment.

Site and Development Proposals

Edmonton's land development and construction sector is the prime source for choice industrial site considerations. They offer their expertise to discuss and to accommodate site and facility requirements on a development-to-specifications and build-to-suit basis. Build-to-suit transactions on a purchase or lease basis are most common.

Edmonton Proper

Industrial Parks Location Map



Edmonton Proper

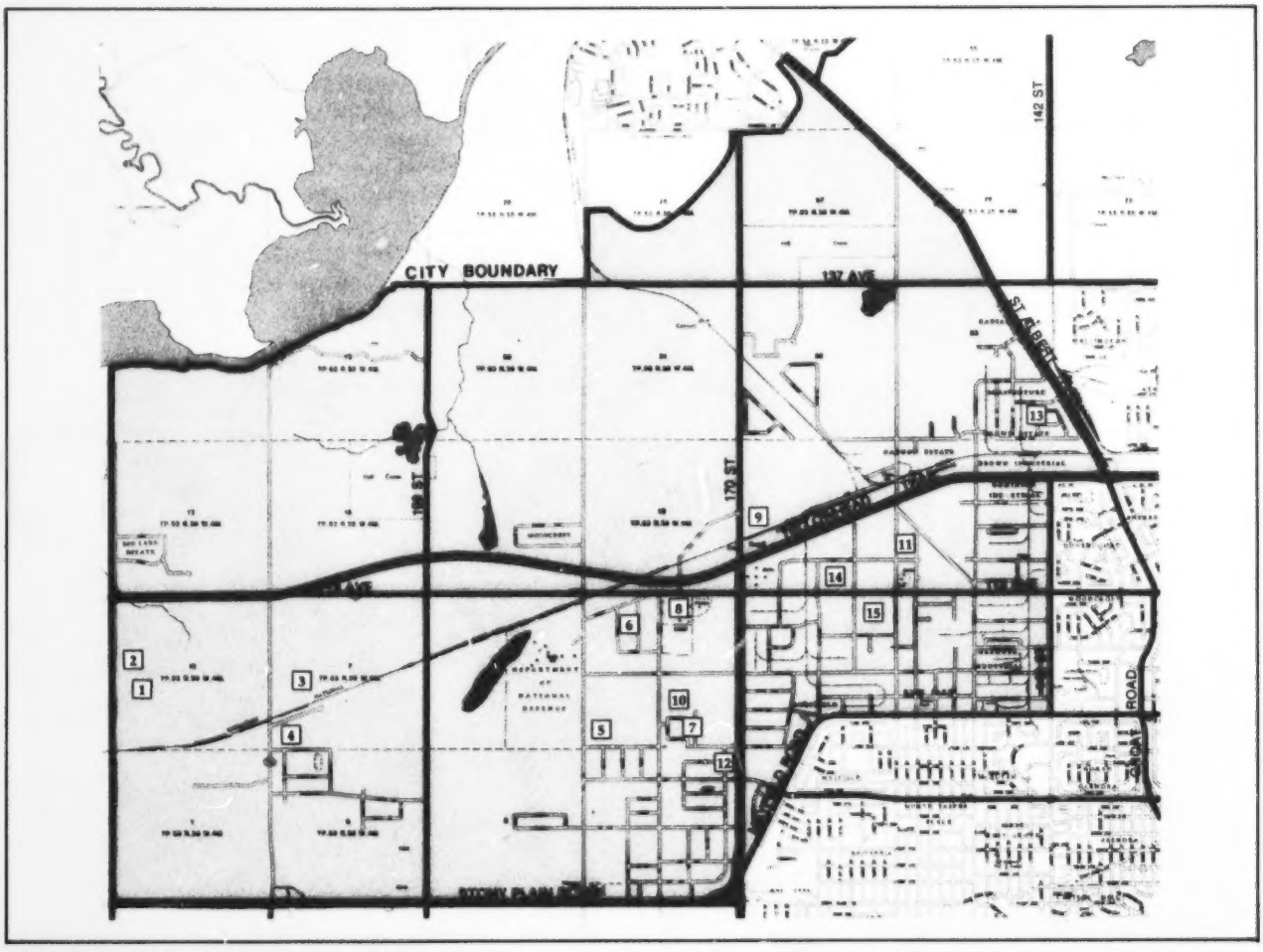
Industrial Parks Listing

1. Westlands Industrial
2. Twin Wells Industrial
3. Stony Industrial
4. Westwind Industrial
5. West Commerce Park
6. Norwester Industrial Phase 2
7. Chateau Business Park
8. West Yellowhead Business Park
9. Carleton Square
10. Angus Business Park
11. Centre West Industrial Park
12. McNamara Industrial
13. Bonaventure Industrial
14. 118 Avenue Industrial
15. Bromar Industrial
16. Pilot Sound Industrial
17. Ebbers Industrial
18. Gorman Industrial Park
19. Industrial Heights
20. Clover Bar Industrial
21. Strathcona 16 Industrial
22. South Sherwood Industrial Estates
23. Reynolds Industrial Park
24. Elmjay Industrial Park
25. Weir Industrial Park
26. Weir PylyPow Industrial Park
27. Eastgate Business Park
28. 50th Street Industrial Park
29. Capital Industrial Park
30. Gainers Industrial
31. Con-West Industrial Park
32. Roper Industrial
33. McIntyre Industrial
34. Albrumac Industrial Park
35. Papaschase Industrial
36. Davies/Coronet Industrial
37. Edmonton Research & Development Park
38. Parsons (East) Industrial
39. Parsons (West) Richfield Park
40. Strathcona Parsons Industrial Park
41. Strathcona (West) Industrial Park
42. East Strathcona Industrial Park
43. 91st Street Business Park

General Motors of Canada is building Alberta's new $16 million regional parts distribution centre in Edmonton's West Yellowhead Business Park.

Edmonton Proper

Northwest Industrial Area

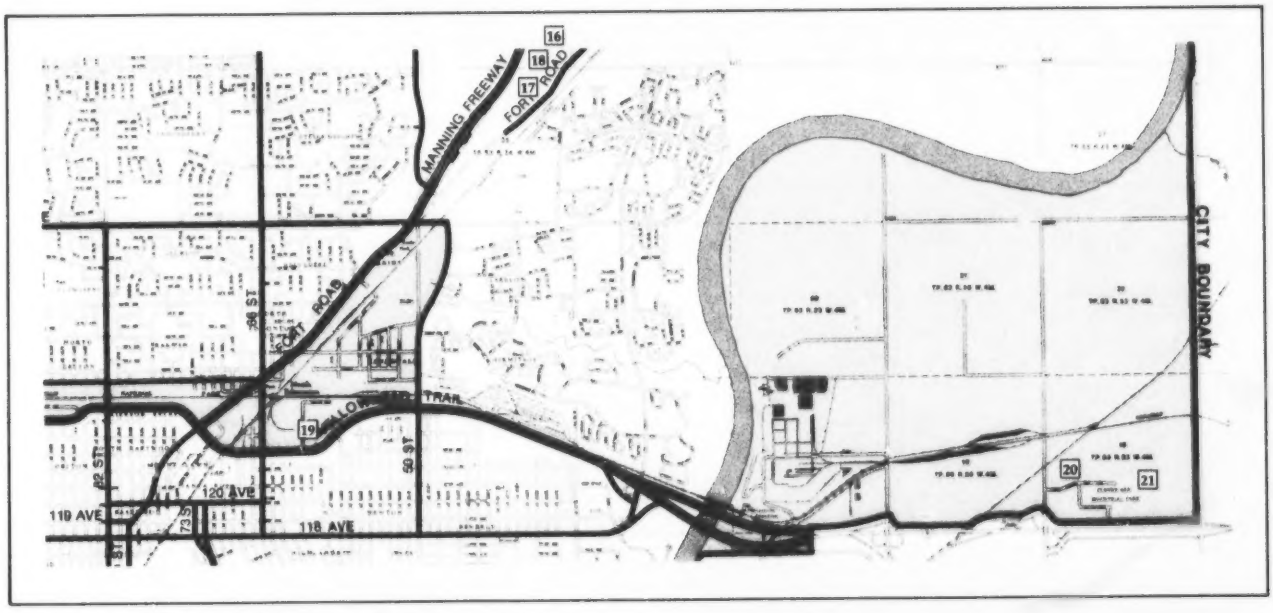


Northwest Industrial Area Parks

1. Westlands Industrial
2. Twin Wells Industrial
3. Stony Industrial
4. Westwind Industrial
5. West Commerce Park
6. Norwester Industrial Phase 2
7. Chateau Business Park
8. West Yellowhead Business Park
9. Carleton Square
10. Angus Business Park
11. Centre West Industrial Park
12. McNamara Industrial
13. Bonaventure Industrial
14. 118 Avenue Industrial
15. Bromar Industrial

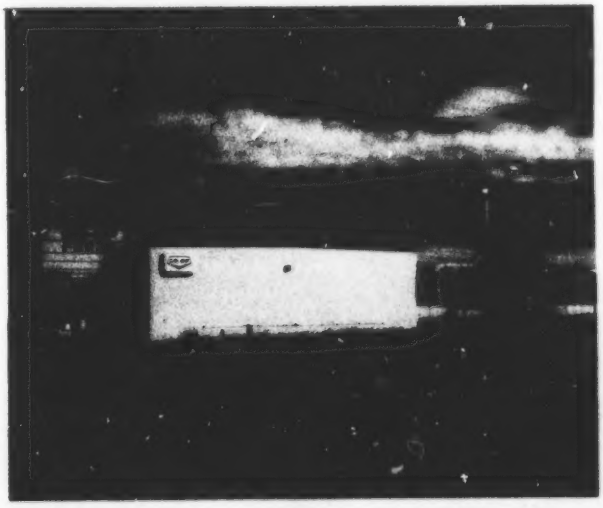
Edmonton Proper

Northeast Industrial Area



Northeast Industrial Area Parks

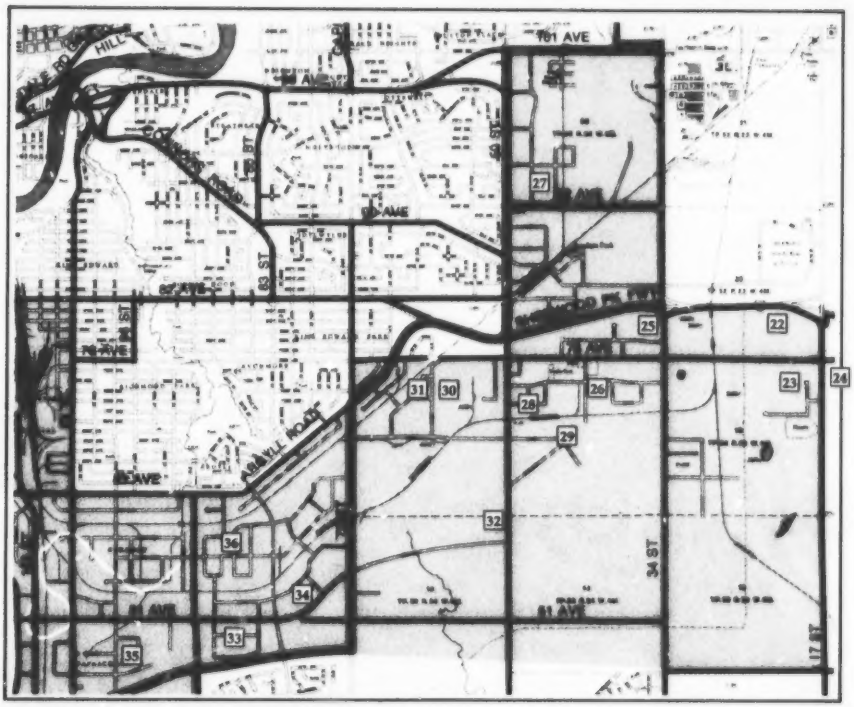
16. Pilot Sound Industrial
17. Ebbers Industrial
18. Gorman Industrial Park
19. Industrial Heights
20. Clover Bar Industrial
21. Strathcona 16 Industrial



CO-OP Feeds and Northern Alberta Processing Company are two firms located in Clover Bar Industrial Park.

Edmonton Proper

Southeast Industrial Area

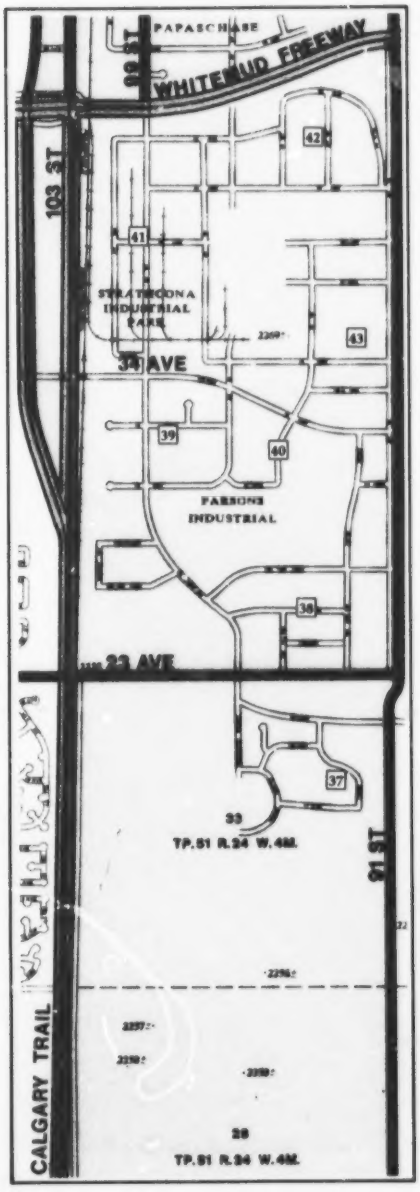


Southeast Industrial Area Parks

22. South Sherwood Industrial Estates
23. Reynolds Industrial Park
24. Elmjay Industrial Park
25. Weir Industrial Park
26. Weir PylyPow Industrial Park
27. Eastgate Business Park
28. 50th Street Industrial Park
29. Capital Industrial Park
30. Gainers Industrial
31. Con-West Industrial Park
32. Roper Industrial
33. McIntyre Industrial
34. Albrumac Industrial Park
35. Papaschase Industrial
36. Davies/Coronet Industrial

Edmonton Proper

South Industrial Area



South Industrial Area Parks

37. Edmonton Research & Development Park
38. Parsons (East) Industrial
39. Parsons (West) Richfield Park
40. Strathcona Parsons Industrial Park
41. Strathcona (West) Industrial Park
42. East Strathcona Industrial Park
43. 91st Street Business Park

Edmonton's Research and Development Park provides an attractive setting for the location of new research and development facilities.

Edmonton Region

Development Controls

The Edmonton Region is defined as the Metro region, excluding Edmonton Proper. Within the region are two cities, three counties and one municipal district. Development controls including bylaws and statutes vary. For further information regarding specific controls applicable within a municipality contact:

County of Leduc #25
Telephone: 986-2251

County of Parkland #31
Telephone: 963-2231

County of Strathcona #20
Telephone: 464-8111

M.D. of Sturgeon #90
Telephone: 939-4321

City of Leduc
Telephone: 986-2261

City of St. Albert
Telephone: 459-1500

Nisku Business Park, located on the outskirts of Edmonton, features an office complex which offers park tenants the convenience of a centralized office facility adjacent to their industrial site.

Industrial Parks Information

Availability and Cost

The Edmonton Region plays a complimentary role in the City's industrial development activities. The Region offers a variety of land uses below City servicing standards or with restrictions in availability of such services. The approximate cost of serviced land in the range of $35,000 to $150,000 per acre reflects these conditions.

Size and Shape

The industrial parks and areas in the Edmonton Region offer a wide range of parcel sizes and choices. Park characteristics are in most cases defined by the extent of services, zoning and parcel size.

Zoning

Industrial areas in the Edmonton Region are predominantly of the "medium to heavy" industrial land use nature. An exception to this rule are the industrial parks offering the "fully serviced" land concept. This zoning will be classified as light industrial, the same as the City's IB zoning standards.

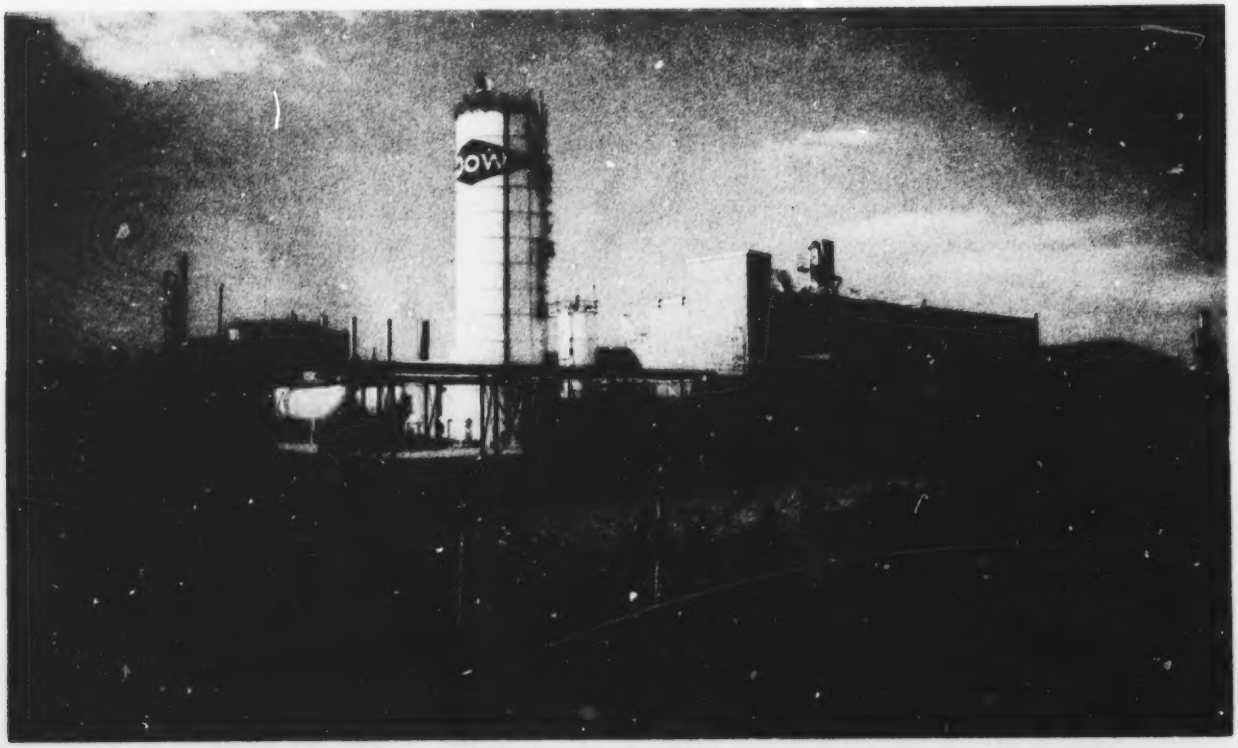
Services and Costs

Servicing costs for locations beyond city limits will have to be dealt with on an individual basis as to the extent of services provided. Consequent charges do vary from location to location.

Site and Development Proposals

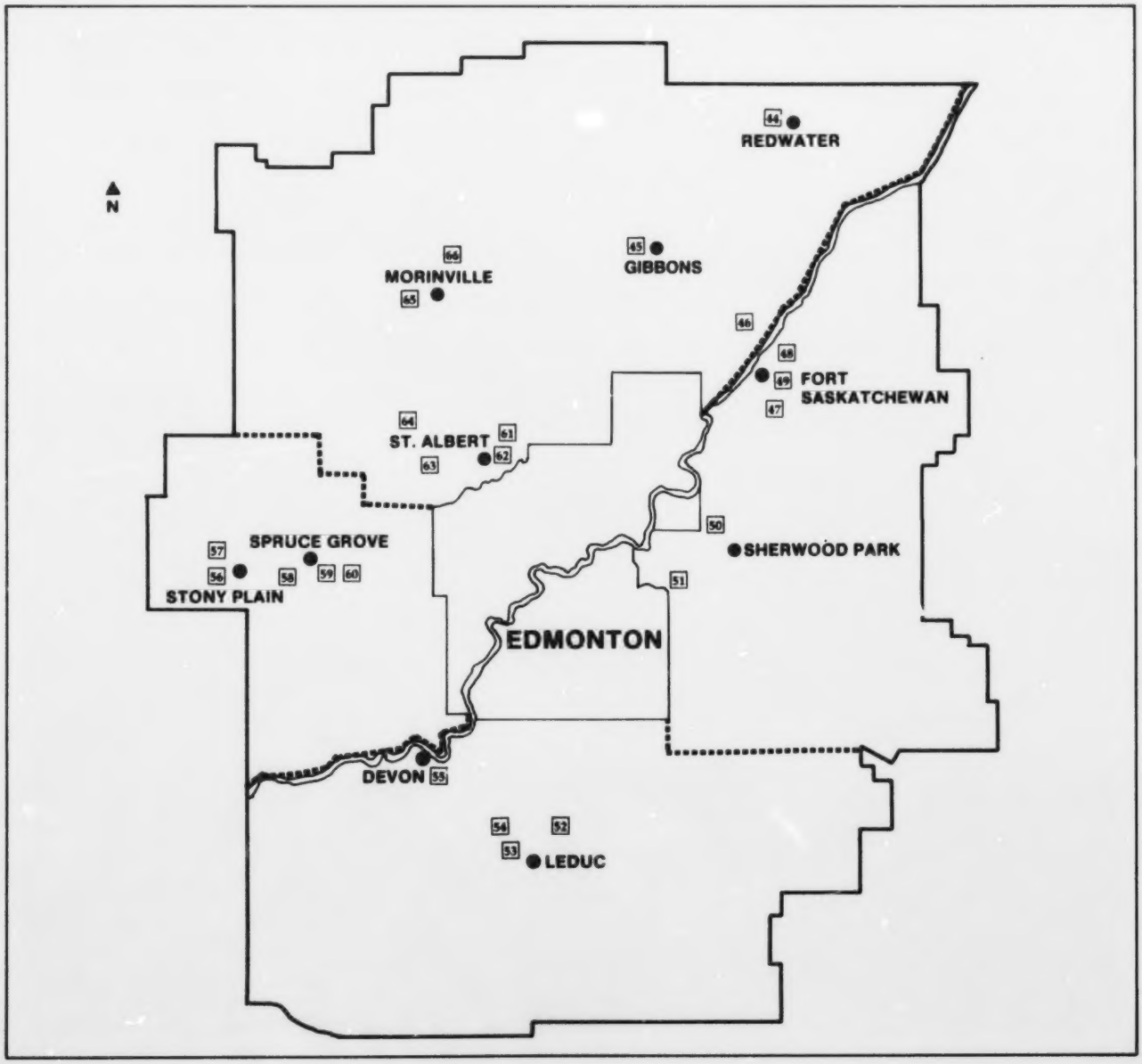
Edmonton's land development and construction sector offers all the expertise to discuss and accommodate any site and/or facility requirement. Transactions range from an outright land purchase to build-to-suit or a turn-key project management proposal on a purchase or lease basis.

The sample provided is representative of the Edmonton region land development activities. The companies and contacts listed can be approached at any time for proposal details and information not included in this report. Edmonton Economic Development Authority staff are available at any time on request.



Dow Chemical of Canada, like many industrial firms, makes extensive use of rail access to their site.

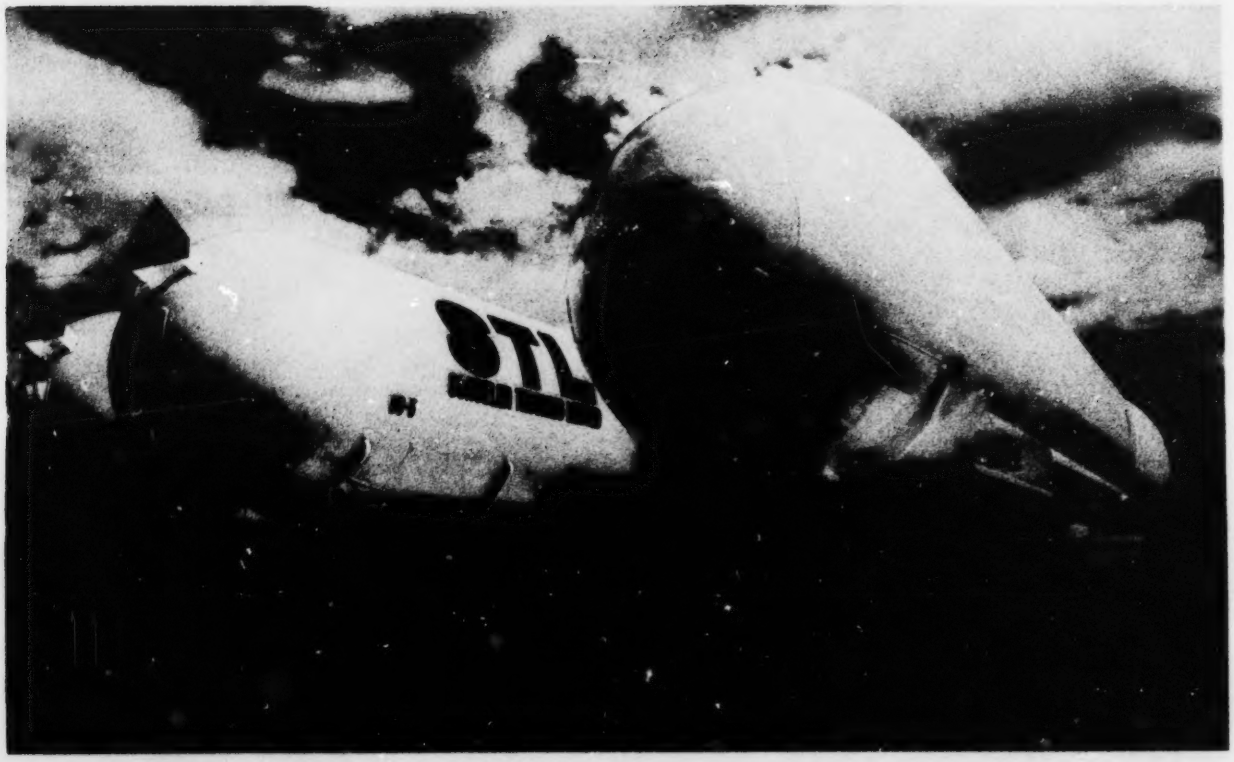
Edmonton Region
Industrial Parks Location Map



Edmonton Region

Industrial Parks Listing

44. Redwater Industrial Park
45. Gibbons Hwy 37 Industrial Park
46. W4 Industrial Park
47. Fort Saskatchewan Industrial Centre
48. Carnation Industrial Park
49. Northeastern Industrial Estates
50. Yellowhead East Industrial Estates
51. Sherwood Industrial Estates
52. Nisku Business Park
53. Edmonton International Air Park
54. International Industrial Park
55. Devonian Business Park
56. Stony Plain South Business Park
57. Stony Plain North Business Park
58. Yellowhead Business/Industrial Park
59. Sherwin Industrial Park
60. Ellis Industrial Park
61. Campbell Industrial Park
62. Campbell Business Park
63. Riel Business Park
64. St. Albert Industrial Airport
65. Morinville Industrial Park
66. Heritage Business Park



Schoeler Trucking Limited is one of a number of firms located in W4 Industrial Park.

Site and Location Assistance

The Edmonton Economic Development Authority will assist business/industry in their initial site and location/space requirements. This service is available on a *confidential, no cost* basis.

A knowledge of your particular business/industry requirements is essential in order to provide a complete service. The Site and Building Requirements Questionnaire, found at the end of this publication, will assist us in helping you. Once the completed form is received, our Authority will survey the market on your behalf. Results of this survey will be forwarded within a mutually agreed upon time period. Other site and location/space opportunities with good potential will also be forwarded for consideration.

Economic/market data research, assistance with feasibility studies, site inspection tours and presentations are other services available from the Authority.

Please contact:
Edmonton Economic
Development Authority
2410 Oxford Tower
10235 - 101 Street
Edmonton, Alberta
T5J 3G1
Phone: (403) 424-7870

Whether a firm is looking for a large or small industrial site, Edmonton's Economic Development Authority staff is available to assist in site selection and evaluation at no cost or obligation.

Industrial Land Descriptions

Edmonton Proper 1984

Services Key:
P = Power
G = Gas
S = Septic
SS = Sanitary Sewer
GR = Gravel Road
FCS = Full City Services
R = Rail

Zoning Key:
I.B. – Industrial Business District
I.M. – Medium Industrial District
I.H. – Heavy Industrial District
Industrial – General Industrial Area
A.G.I. – Industrial Reserve District

Site No.		Zoning	Total Land (acres)	Land on Market (acres)
Edmonton Proper – Northwest Industrial				
1	Westlands Industrial	Industrial	152	50
2	Twin Wells Industrial	I.M.	44.7	37.9
3	Stony Industrial	Industrial	143	98.0
4	Westwind Industrial	Industrial	41	41
5	West Commerce Park	I.B.	80	7.8
6	Norwester Industrial Phase 2	I.B.-I.M.	230	88
7	Chateau Business Park	I.B.	159	6.25
8	West Yellowhead Business Park	I.M.	22	5
9	Carleton Square	I.M.	11.8	7.1
10	Angus Business Park	I.B.	40	22
11	Centre West Industrial Park	I.M.	19	15.9
12	McNamara Industrial	I.B.-I.M.	14.4	14.4
13	Bonaventure Industrial	I.B.-I.M.	65	15
14	118 Avenue Industrial	I.B.	5.7	5.7
15	Bromar Industrial	I.B.	5.3	5.3
Edmonton Proper – Northeast Industrial				
16	Pilot Sound Industrial	I.B.-I.M.	45	45
17	Ebbers Industrial	I.B.-I.M.	98	74
18	Gorman Industrial Park	I.B.-I.M.	20	15
19	Industrial Heights	I.B.-I.M.	32.8	32.8
20	Clover Bar Industrial	Industrial	130	9.2
21	Strathcona 16 Industrial	Industrial	131	84

Service Available	Service Pre-pd/Amtzd	Price	Proposed by Developer/Agent	Contact
P-G-S-SS-GR	Pre-Pd	$ 45-55,000/acre	Post Realty Corp.	403/425-9977
P-G-SS-GR-R	Pre-Pd	$ 45-55,000/acre	Rod McKeen	403/481-2950
P-G-S-SS-GR-R	Pre-Pd	Negotiable $40,000 +	Linsford Realty Ltd.	403/438-0638
P-G-S-SS-GR	Pre-Pd	Negotiable	Turner Realty	403/428-1216
FCS	Amtzd	$175,000/acre	Post Realty Corp.	403/425-9977
FCS-R	Amtzd	$170,000 + /acre	Daon Developments	403/423-3212
FCS	Amtzd	$350,000 + /acre	Post Realty Corp.	403/425-9977
FCS-R	Amtzd	Negotiable	Opus Development	403/463-5065
FCS	Amtzd	Lease/Sale Negotiable	Dominion Construction	403/422-6178
FCS	Amtzd	Negotiable	Dominion Construction	403/422-6178
FCS	Amtzd	$150-180,000/acre	Lancore Developments	403/429-0631
FCS	Amtzd	$135-160,000/acre	City of Edmonton Real Estate & Supply	403/428-4299
FCS	Amtzd	$195-350,000/acre	City of Edmonton Real Estate & Supply	403/429-4299
FCS	Amtzd	Negotiable	Nu-West Development	403/468-6688
FCS	Amtzd	$197,000/acre	Longson Tammets & Denton Real Estate	403/436-7410
FCS	Amtzd	$ 50,000 + /acre	Wimpey Western Ltd.	403/452-4570
FCS (Will sell unserviced)	Amtzd	Negotiable	Guaranty Properties Ltd.	403/478-9581
FCS (Will sell unserviced)	Amtzd	Negotiable	Guaranty Properties Ltd.	403/478-9581
FCS-R	Amtzd	$150-200,000	City of Edmonton Real Estate & Supply	403/428-4299
FCS-R	Pre-Pd	Negotiable	Crawshaw Realty	403/425-9040 403/423-9977
FCS-R	Pre-Pd	$100,000 + /acre	Nu-West Development Post Realty Corp.	403/422-6178 403/425-9977

Site No.		Zoning	Total Land (acres)	Land on Market (acres)	Service Available	Service Pre-pd/Amtzd	Price	Proposed by Developer/Agent	Contact
Edmonton Proper – Southeast Industrial									
22	South Sherwood Industrial Estates	Industrial	21	7.19	FCS	Pre-Pd	$110,000 + /acre	Post Realty Corp.	403/425-9977
23	Reynolds Industrial Park	Industrial	152	80	FCS-R	Pre-Pd	$ 75-80,000/acre	Post Realty Corp.	403/425-9977
24	Elmjay Industrial Park	Industrial	67	11	FCS	Pre-Pd	$ 75,000 + /acre	Larry Lawson	403/437-7320
25	Weir Industrial Park	I.B.-I.M.	142	11.5	FCS	Amtzd	Negotiable	Forest Construction Ltd.	403/468-3911
26	Weir PylyPow Industrial Park	I.H.	10	10	FCS-R	Amtzd	$100,000 + /acre	Longson Tammets & Denton Real Estate	403/436-7410
27	Eastgate Business Park	I.B.	62.4	13.7	FCS	Pre-Pd	Negotiable	Nu-West Development	403/468-6688
28	50th Street Industrial Park	I.B.-I.M.	38	21	FCS-R	Amtzd	$135,000 + /acre	Post Realty Corp.	403/425-9977
29	Capital Industrial Park	I.B.-I.M.	318	20	FCS	Pre-Pd	Lease Only-No Sales	Capital Management Ltd.	403/428-6511
30	Gainers Industrial	I.M.-I.H.	40	34.8	FCS-R	Amtzd	Negotiable	County of Strathcona	403/464-8111
31	Con-West Industrial Park	I.M.-I.H.	16	12.7	FCS-R	Amtzd	Negotiable	Can. Permanent Trust Co.	403/428-8501
32	Roper Industrial	I.B.-I.M.	95	95	FCS	Amtzd	$100-150,000 Back $220-250,000 Front	City of Edmonton Real Estate & Supply	403/428-4299
33	McIntyre Industrial	I.B.-I.M.	56	15	FCS-R	Amtzd	$150-165,000/acre	City of Edmonton Real Estate & Supply	403/428-4299
34	Albrumac Industrial Park	I.B.-I.M.	79	48	FCS-R	Amtzd	$140,000/acre	Albrumac Management Ltd.	403/261-2940
35	Papaschase Industrial	I.B.	9.5	9.5	FCS	Amtzd	$165,000/acre	City of Edmonton Real Estate & Supply	403/428-4299
36	Davies/Coronet Industrial	I.B.-I.M.	17.6	17.6	FCS-R	Amtzd	$150-435,000/acre	City of Edmonton Real Estate & Supply	403/428-4299
Edmonton Proper – South Industrial									
37	Edmonton Research & Development Park	I.B.	160	112	FCS	Amtzd	Negotiable/Lease	Edmonton Research & Dev. Park Authority	403/428-9447
38	Parsons (East) Industrial	I.M.	123	39	FCS	Amtzd	$150,000/acre	Baramy Investments Ltd. Eastgate Realty	403/467-7774
39	Parsons (West) Richfield Park	I.B.	65	37	FCS	Amtzd	$150,000/acre	Richfield Real Estate Co.	403/437-1350
40	Strathcona Parsons Industrial Park	I.B.-I.M.	145	17.8	FCS	Amtzd	$135-145,000/acre	Fordham Real Estate Ltd.	403/423-2433
41	Strathcona (West) Industrial Park	I.B.-I.M.	220	32.3	FCS	Amtzd	Negotiable	Marathon Realty Co.	403/426-0660
42	East Strathcona Industrial Park	I.B.-I.M.	114	54	FCS	Amtzd	$130-170,000/acre	City of Edmonton Real Estate & Supply	403/428-4299
43	91st Street Business Park	I.B.-I.M.	24.3	24.3	FCS	Amtzd	Negotiable	Nu-West Development	403/468-6688

Note: Land Transactions are conducted in British units (acres). The conversion to SI units (hectare is: 1 hectare = 2.47 acres
Above particulars provided as per owner's or agent's information. Prices quoted in $ per a e as per owner's or agent's information.

Summary: City Proper – Industrial Land on Market (1984)

	Total (acres)	Marketable (acres)
Northwest Industrial Area	1,032.9	419.4
Northeast Industrial Area	456.8	283.4
Southeast Industrial Area	1,123.5	407.0
South Industrial Area	851.3	316.4
Total Edmonton Proper	3,464.5	1,426.2

Industrial Land Descriptions

Edmonton Region 1984

Services Key:
P = Power
G = Gas
W = Water
S = Septic
SS = Sanitary Sewer
GR = Gravel Road
PR = Paved Road
SWD = Storm Water Drainage
FCS = Full City Services
R = Rail

Zoning Key:
I.B. – Industrial Business District
I.M. – Medium Industrial District
I.H. – Heavy Industrial District
Industrial – General Industrial Area
A.G.I. – Industrial Reserve District

Site No.		Zoning	Total Land (acres)	Land on Market (acres)	Service Available	Service Pre-pd/Amtzd	Price	Proposed by Developer/Agent	Contact
Edmonton Region									
44	Redwater Industrial Park	Industrial	50	32	P-W-G-SS-SWD	Pre-Pd	$ 55,000/acre	Town of Redwater	403/942-3519
45	Gibbons Hwy 37 Industrial Park	Industrial	80	20	P-W-G-S-PR-SWD	Amtzd	$ 15,750-19,400/acre	Town of Gibbons	403/923-3331
46	W4 Industrial Park	Industrial	2560 +	120	P-G-PR-W-SWD-SS-R	Pre-Pd	$ 39,500 + /acre	W4 Industrial Park	403/423-2520
47	Fort Saskatchewan Industrial Centre	Industrial	280	98	FCS	Pre-Pd	$ 35,000/acre	Price Waterhouse (Industrial Centre in Receivership)	403/423-5234 T. Woolridge
48	Carnation Industrial Park	A.G.I.	470	330	P-G-SWD-R (Agreement with County of Strathcona)	Pre-Pd	$ 45-55,000/acre	Fort Industry Management Corp. Ltd.	403/423-2252
49	Northeastern Industrial Estates	A.G.I.	305	220	(Agreement with Town of Ft. Sask. Not Completed)			Fort Industry Management Corp. Ltd.	403/423-2252
50	Yellowhead East Industrial Estates	Industrial	185	129	FCS-R	Pre-Pd	Negotiable	Jay-Mar Management	403/467-7962
51	Sherwood Industrial Estates	Industrial	195	4.2	FCS-R	Pre-Pd	$ 95,000/acre	Post Realty Corp.	403/425-9977
52	Nisku Business Park	Industrial	2000	170	P-G-W-S-GR-R	Amtzd/Cash	$ 60,000 + /acre	Sparrow Developments	403/955-6488
53	Edmonton's Int'l Air Park	Industrial	900	90	FCS	Pre-Pd	Lease Only	Edmonton Int'l Airport	403/955-8325
54	International Industrial Park	Industrial	198	46	FCS-R	Amtzd	$ 60,000 + /acre	Clarkson Gordon Co. Ltd. (Park in Receivership)	403/423-5811 Jan Scofield
55	Devonian Business Park	Industrial	113	15	FCS	Pre-Pd	$ 60-65,000/acre	Town of Devon	403/987-3334
56	Stony Plain South Business Park	Industrial Commercial	114	25	FCS-R	Pre-Pd	Negotiable	Town of Stony Plain	403/963-2151
57	Stony Plain North Business Park	Industrial	160	48.7	FCS	Pre-Pd	$ 24,660-55,500/acre	Town of Stony Plain	403/963-2151
58	Yellowhead Business / Industrial Park	Industrial	96	10.2	FCS-R	Pre-Pd	$ 47,000 + /acre	Melcor Developments	403/483-1089
59	Sherwin Industrial Park	Industrial	130	16.8-Ph. I 65-Ph. II	P-G-W-S-SWD-PR	Pre-Pd	$ 35,000 - Phase I $ 18,000 - Phase II	Salika Realty Ltd.	403/436-3150
60	Ellis Industrial Park	Industrial	300	67	P-G-W-S-SWD-PR-R	Pre-Pd	$ 55,000 + /acre	GSI Limited (Ellis Ind. in Receivership)	403/489-4484 Ann Reaves
61	Campbell Industrial Park	Industrial	295	40-Stage I 135-Stage II	FCS-R	Amtzd	$ 80-100,000 + /acre	City of St. Albert	403/459-1500

Site No.	Zoning	Total Land (acres)	Land on Market (acres)	Service Available	Service Pre-pd/Amtzd	Price	Proposed by Developer/Agent	Contact
Edmonton Region								
62 Campbell Business Park	Industrial	78.2	22	FCS-R	Amtzd	$ 60,000/acre	Qualico Developments Ltd	403/426-6890
63 Riel Business Park	Industrial	81	40	FCS	Amtzd	$ 88,000-140,000/acre	Jason Development Corp. Ltd.	403/488-0967
64 St. Albert Industrial Airport	Industrial	190.7	46	P-G-S-GR-SWD	Pre-Pd	$ 15-18,000/acre	St. Albert Airport (1982) Ltd. c/o Morinville Savings & Credit Union	403/939-4120 Ryan Borle
65 Morinville Industrial Park	Industrial	160	67	P-G-W	Pre-Pd	$ 43,000 + /acre	AllAlta Credit Union (Foreclosure)	403/436-4810 Murray Brown
66 Heritage Business Park	Industrial	18	5	P-G-S-GR-R	Pre-Pd	Negotiable	McGinnis Realty	403/939-4435

Note: Land Transactions are conducted in British units (acres). The conversion to SI units (hectares) is: 1 hectare = 2.47 acres
Above particulars provided as per owner's or agent's information. Prices quoted in $ per acre as per owner's or agent's information.

Summary: Industrial Land on Market in Metro Edmonton (1984)

	Total (acres)	Marketable (acres)
Northwest Industrial Area	1,032.9	419.4
Northeast Industrial Area	456.8	283.4
Southeast Industrial Area	1,123.5	407.0
South Industrial Area	851.3	316.4
Sub-Total: Edmonton Proper	3,464.5	1,426.2
: Edmonton Region	8,958.9	1,861.9
Total	12,423.4	3,288.1

Edmonton's excellent highway network allows for efficient truck transportation.

Site and Building Requirements Questionnaire

Information provided will remain confidential

I. **Industrial Classification** (Please Check)

a) Light ☐

b) Medium ☐

c) Heavy ☐

II. **Type of Manufacturing or Warehousing** (Brief Description)

a) Products - _____

_____

_____

b) Processes - _____

_____

_____

III. **Service Requirements** (Where special, please outline)

a) Water - _____

_____

_____

b) Sewer - _____

_____

_____

c) Power - _____

_____

_____

d) Gas - _____

_____

_____

e) Other requirements - _____

_____

_____

_____

_____

_____

_____

_____

_____

IV. Land Requirements

a) Acreage – _____

b) Approximate Dimensions – _____

V. Location Preference (Please check)

1. Edmonton Proper

a) North/West ☐

b) North/East ☐

c) South/East ☐

d) South ☐

2. Edmonton Region

a) North/East ☐

b) East ☐

c) South ☐

d) West ☐

e) North/West ☐

3. Other

Please Describe: _____

VI. Building Requirements (Approximation)

a) Floor Area – _____

b) Height – _____

c) Dock or Grade Level – _____

d) Office Area – _____

e) Type of Building Design - Structure - _____

_____

_____

f) Special Requirements - _____

_____

_____

VII. Yard Usage (Brief Description)

a) Outside Storage Area - _____

_____

_____

b) For Loading & Movement Only - _____

_____

_____

VIII. Transportation (Please Check)

a) Rail: Essential ☐ Preferred ☐ Not Necessary ☐

Service by: CN ☐ CP ☐

b) Road Access: Highway ☐ Major Arterial ☐ Exposure Only ☐

c) Air Service: Important ☐

Not Important ☐

Proximity to: International Airport ☐

Municipal (Ind.) Airport ☐

d) Public Transportation: Important ☐

Not Important ☐

e) Special Transportation Requirements: _____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

IX. Method of Land – Or Building Transaction

Purchase ☐ Build to Suit ☐ Lease-Back ☐ Lease ☐

X. Target Dates

a) Construction to Commence – _____

b) Occupancy and operation – _____

XI. Comments _____

Please return to:

Edmonton Economic Development Authority
#2410 Oxford Tower, 10235 - 101 Street
Edmonton, Alberta, Canada T5J 3G1

Other Publications

The following is a partial list of other business publications available from the Edmonton Economic Development Authority. These reports have proven to be of assistance to business and industry in making effective decisions.

If you wish further information about Edmonton or have any questions or comments concerning this report, please contact:

Edmonton Economic Development Authority
2410 Oxford Tower
10235 - 101 Street
Edmonton, Alberta
T5J 3G1

Telephone: (403) 424-7870

1983 Edmonton Annual Economic Report

A summary of the structure and performance of the Edmonton economy, including information on industry, resources, labour force, demographics and lifestyle. The publication contains numerous tables and graphs showing five year trends.

Metro Edmonton Market Review

Provides a detailed analysis of demographic data, markets for consumer, industrial and commercial goods and services. Contains numerous maps, tables and graphs.

Metro Edmonton Major Construction Projects Directory

Complete descriptions and contacts provided for major construction projects valued over $1 million.

Western Canadian Industrial Projects Directory

Identifies $115 billion of investment in Western Canada. Fifty-four percent or $62.3 billion is located within the Edmonton service area.

Metro Edmonton Petrochemical Production Report

Describes the reasons why the Edmonton area is the preferred site for petrochemical production. Identifies all current plants and new projects that have been announced.

Metro Edmonton Labour Review

A comprehensive analysis of the Edmonton labour market. It provides labour demographics, current labour costs and various inter-city labour comparisons.

Inter-City Cost of Living Comparison

Compares the cost of living in Edmonton with other major Canadian cities.

Metro Edmonton Manufacturing and Distribution Report

Provides an analysis and justification of Edmonton as a manufacturing and distribution centre within Alberta and Western Canada.

Edmonton High Technology Development Report

Examines the locational factors important for siting a research facility and Edmonton's ability to meet those needs.

Edmonton International Business Opportunities Report

Highlights Edmonton's economic structure and performance and the opportunities the Metro Edmonton area provides for international investment.

Edmonton Computer Equipment and Services Directory

Identifies 224 Edmonton-based computer companies and the equipment, services and software products they provide.

New Business Guide

Provides information, direction and assistance to companies wishing to establish a business in Edmonton.

Edmonton Report Newsletter

A bimonthly newsletter distributed to 11,000 businesses worldwide. Contains information on recent Edmonton announcements that are of interest to the business community.